

SITE PLANS

FOR

SCARMARDO PRODUCE EXPANSION

LOT 6A, BLOCK 5, PHASE 3

BRAZOS COUNTY INDUSTRIAL PARK

S.F. AUSTIN SURVEY, A-62
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2014

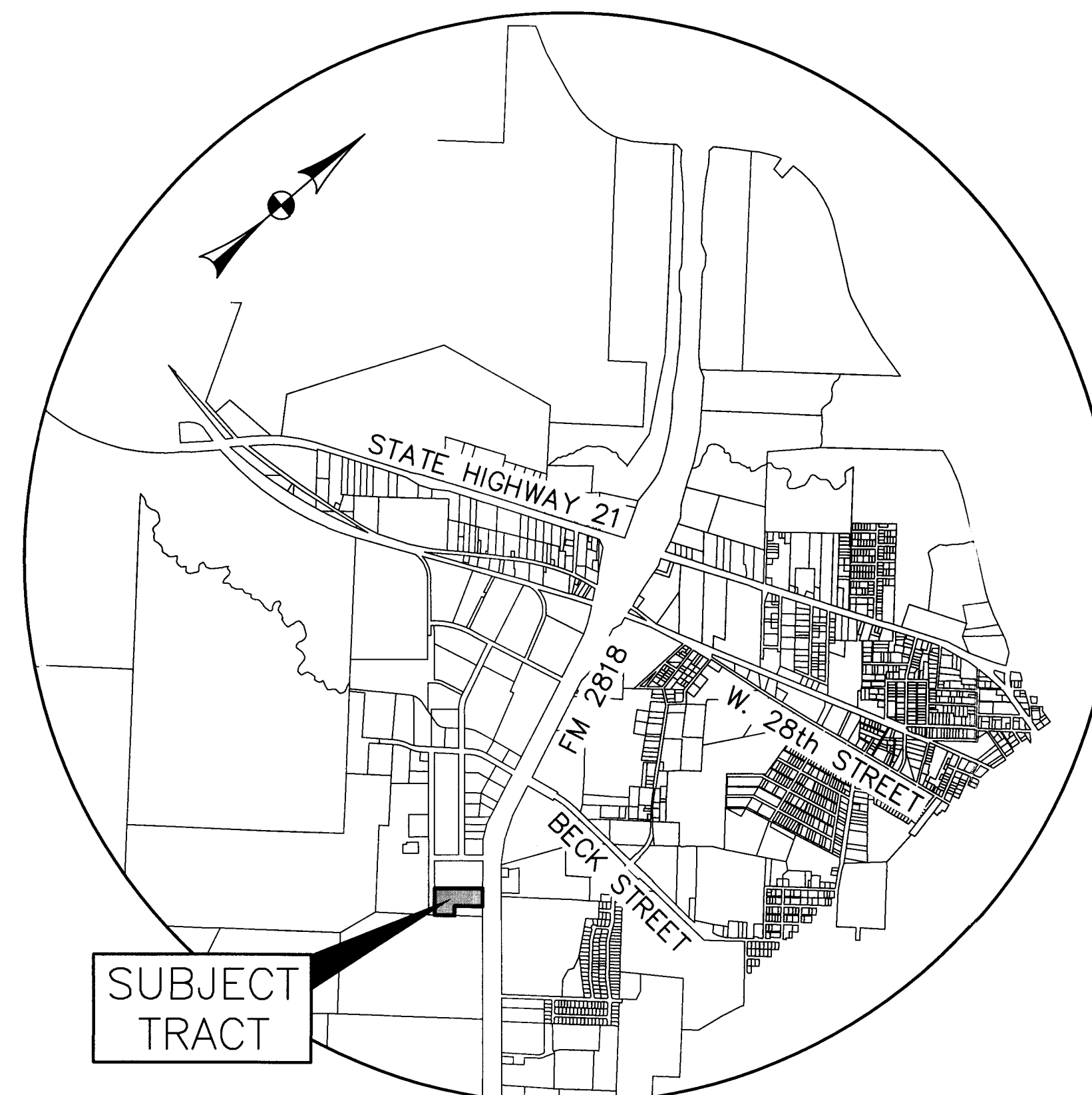
REVISED PER CITY OF BRYAN 07/01/2014 COMMENTS

LEGAL DESCRIPTION:

6.96 ACRES — LOT 6A, BLOCK 5
BRAZOS COUNTY INDUSTRIAL PARK PHASE 3
VOL. 1080, PG. 803

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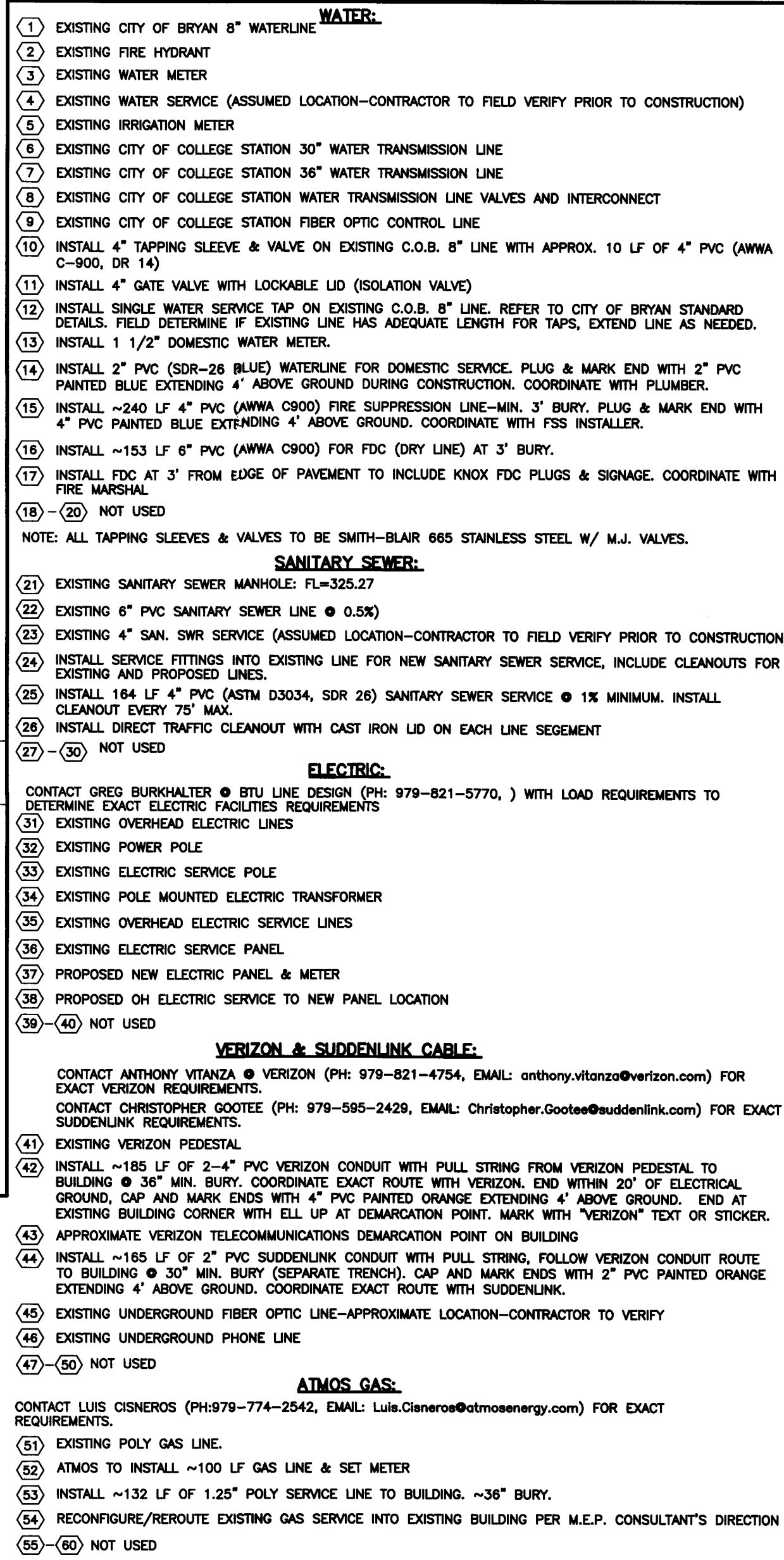
VICINITY MAP
NOT TO SCALE

OWNED & DEVELOPED BY:
HYATT DEVELOPMENT, LTD.
c/o DAVID SCARMARDO
1289 N. HARVEY MITCHELL PKWY
BRYAN, TX 77803
(979) 229-5118

PREPARED BY:
KLING ENGINEERING & SURVEYING
A DIVISION OF
CIVIL ENGINEERING CONSULTANTS

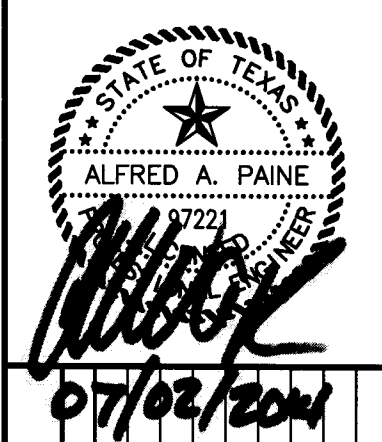


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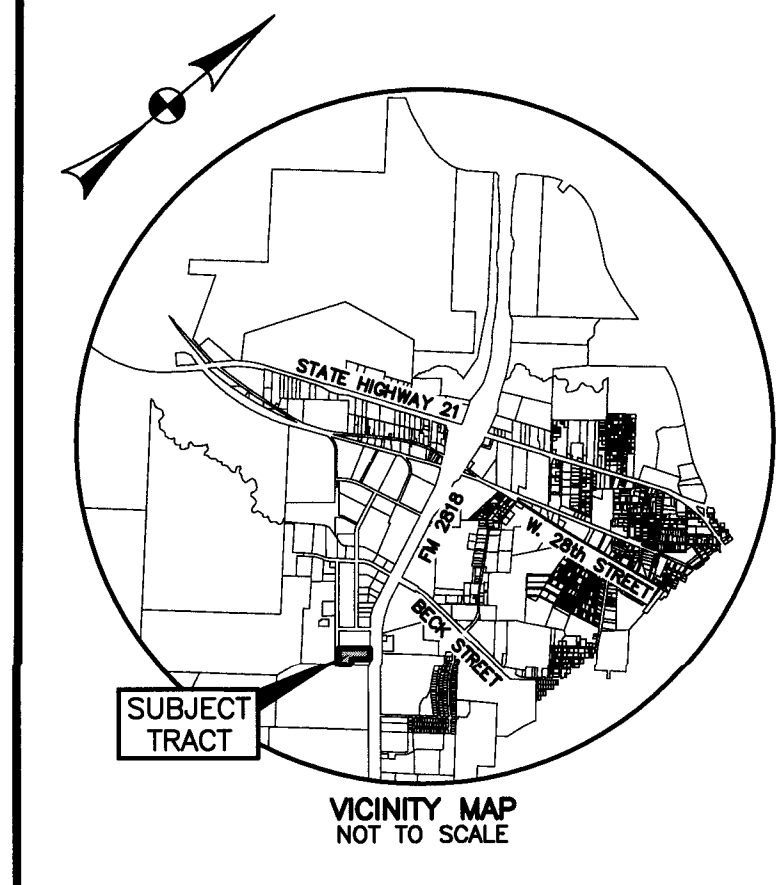
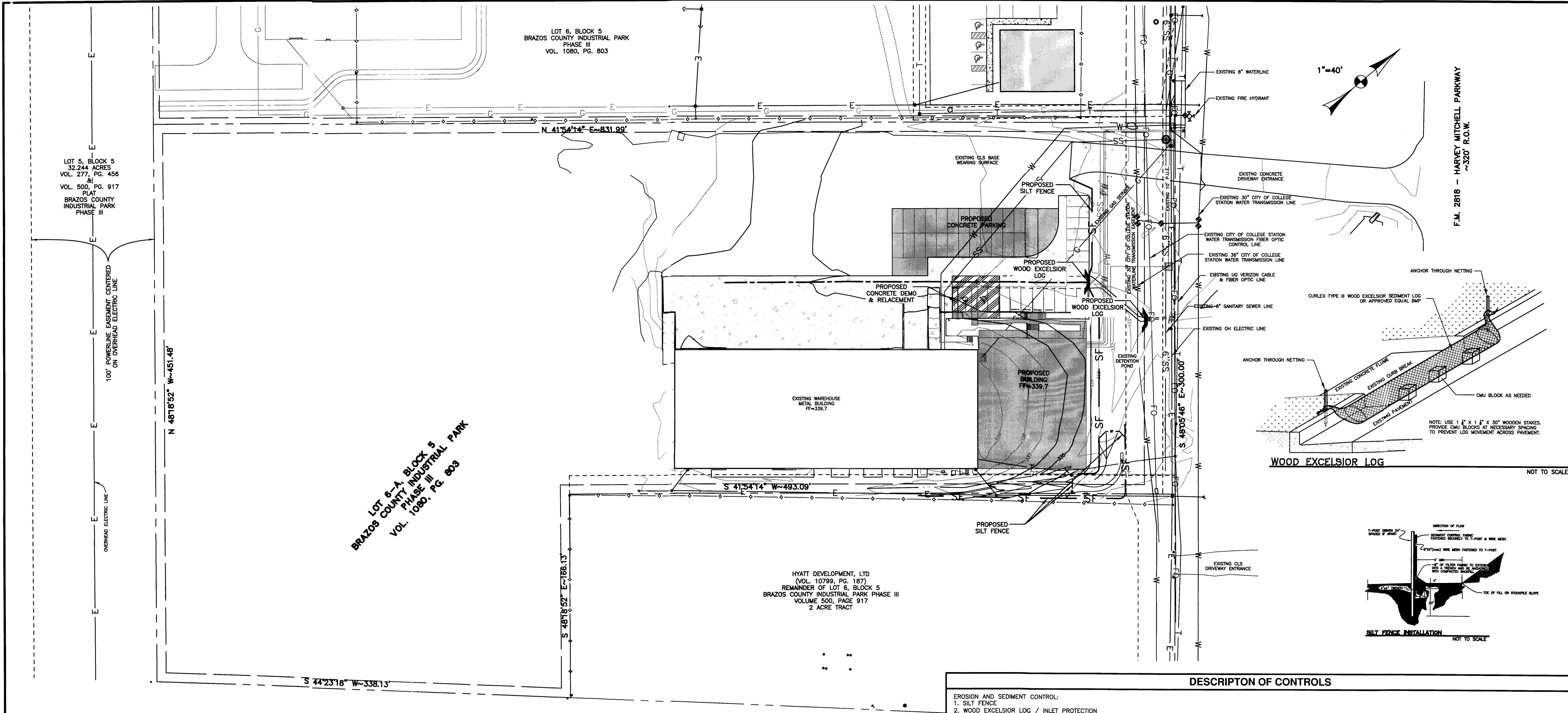
SITE PLAN

SCARMARDO PRODUCE BUILDING EXPANSION BRYAN, BRAZOS COUNTY, TEXAS

[illegible]

SHEET
C1.1
OF 1

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SITE DESCRIPTION

GENERAL LOCATION & DESCRIPTION:
OWNER INFORMATION:
HYATT DEVELOPMENT, LTD
c/o DAVID SCARMARDO
1289 N. HARVEY MITCHELL PKWY
BRYAN, TEXAS 77803
(979) 229-5118

PROJECT NAME: SCARMARDO FOODS BUILDING EXPANSION
PROJECT LOCATION: 1289 N HARVEY MITCHELL PKWY (FM 2818)
LEGAL DESCRIPTION: 6.96 ACRES - LOT 6-A, BLOCK 5,
BRAZOS COUNTY INDUSTRIAL PARK PHASE 3 - VOL. 1080, PG. 803.

LATITUDE: N 30°39'04.20" LONGITUDE: W 96°23'57.19"
TOTAL SITE AREA IS: 6.96 ACRES
TOTAL AREA OF SITE EXPECTED TO BE DISTURBED: 0.44 ACRES

EXISTING SITE CONDITIONS:
LAND USE: INDUSTRIAL
LAND COVER: GRASSSED, SHORT GRASS PASTURE, CRUSHED LIMESTONE (CLS) WEARING SURFACE,
METAL BUILDING
AVERAGE GROUND SLOPE: 1.4%
RATIONAL 'C' FACTOR FOR PROPOSED DEVELOPMENT AREAS: 0.35 GRASSSED / 0.80 CLS
RECEIVING WATERS: TRIBUTARY TO COTTONWOOD BRANCH; COTTONWOOD BRANCH

SOIL INFORMATION:
SOILS GENERALLY CONSIST OF CLAYS
UNIFIED SOIL CLASSIFICATION SYSTEM: CH, CL

PROPOSED CONDITIONS:
LAND USE: OFFICE/WAREHOUSE WITH ASSOCIATED ADDITIONAL PARKING
RATIONAL 'C' FACTOR FOR PROPOSED DEVELOPMENT AREAS: 0.95

NATURE OF ACTIVITIES:
CLEARING & GRUBBING OF EXISTING LAND, UTILITY INSTALLATION, EARTHWORK & SITE CONSTRUCTION

SEQUENCE OF ACTIVITIES:
1. SILT FENCE INSTALLATION
2. DETENTION POND ENTRANCE PROTECTION
3. CLEAR & GRUB AREA
4. BEGIN EARTHWORK
5. HYDROMULCH ALL DISTURBED AREAS NOT TO BE PAVED DURING CURRENT SITE CONSTRUCTION
6. SITE CONSTRUCTION
7. AFTER ESTABLISHMENT OF VEGETATION, REMOVE ALL TEMPORARY EROSION CONTROL (SILT FENCE/HAY-BALES/ETC.); APPLY SECOND APPLICATION OF HYDROMULCH IN ALL AREAS NOT HAVING PERMANENT GRASS COVERAGE AS DEFINED IN PLAN.

GENERAL NOTES

1. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM ABOVE GROUND EVIDENCE, RECORD INFORMATION SUPPLIED BY THE UTILITY OWNER OR HORIZONTALLY LOCATED BY INDEPENDENT LOCATORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES. CONTRACTOR IS TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLANS OR NOT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES.

2. CONTRACTOR TO CONTACT TEXAS811 (DIG-TESS) AT LEAST 96 HOURS PRIOR TO CONSTRUCTION. SPECIFIC ATTENTION SHOULD BE PAID TO FRANCHISE UTILITIES, VERIZON, AT&T GAS, SUDENLINK, ECT. AS WELL AS OIL AND GAS PIPELINE COMPANIES AND WATER TRANSMISSION LINES. SHOULD A CONFLICT ARISE BETWEEN THE PROPOSED CONSTRUCTION AND AN EXISTING UTILITY, CONTACT CIVIL ENGINEERING CONSULTANTS AT LEAST 48 HOURS PRIOR TO PLANNED CONSTRUCTION.

3. ALL DISTURBED AREAS NOT TO BE PAVED ARE TO HAVE ESTABLISHMENT OF GRASS AS OUTLINED IN THE DESCRIPTION OF CONTROLS, STABILIZATION PRACTICES NOTES.

4. ALL DISTURBED, CHANNEL AND SLOPE AREAS ARE TO BE PREPARED AND HYDROMULCHED FOR PERMANENT ESTABLISHMENT OF VEGETATION. PRIOR TO HYDROMULCHING OPERATIONS, CONTRACTOR TO REPLACE TOPSOIL TO A MIN. DEPTH OF 6". TOPSOIL IS TO BE DISKED TO A DEPTH OF AT LEAST 4" AND LIGHTLY COMPACTED. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL BE AS INDICATED ON THE PLANS.

5. CONTRACTOR IS TO MAINTAIN EROSION CONTROL THROUGHOUT DURATION OF THE PROJECT AND UNTIL VEGETATION IS ESTABLISHED. INSURE SEDIMENT IS NOT TRANSPORTED DOWNSTREAM FROM PROJECT VIA HAY BALES, SILT FENCE, OR OTHER BMP INSTALLATIONS. IF EXCESSIVE EROSION OR SEDIMENT TRANSPORT IS OBSERVED IN THE FIELD, ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR.

6. CONTRACTOR SHALL NOT ALLOW SEDIMENT TO ENTER THE DOWNSTREAM DRAINAGE SYSTEM, CULVERT, RIGHT OF WAY DITCH, OR DETENTION POND AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF DOWNSTREAM AREAS AND RESTORING TO ORIGINAL CONDITION, INCLUDING ESTABLISHMENT OF REVEGETATION, SHOULD CONSTRUCTION SEDIMENT BE FOUND OUTSIDE THE LIMITS OF CONSTRUCTION.

7. CONTRACTOR TO INSURE NO MUD IS TRACKED ON TO EXISTING PRIVATE, CITY OR STATE ROADWAYS. IF TRACKING OCCURS, CONTRACTOR IS TO INSURE THAT MUD IS NOT ALLOWED TO REMAIN BEYOND THE END OF EACH WORK DAY.

8. SEDIMENT IS TO BE CLEANED FROM SILT FENCING OR OTHER SEDIMENT CONTROL DEVICES WHEN DEPTH OF SEDIMENT REACHES ~1/2 TOTAL HEIGHT OF DEVICE. CONTRACTOR IS TO ENSURE EROSION CONTROL DEVICES ARE CONSISTENTLY INSTALLED AND PROPERLY MAINTAINED.

9. PRIOR TO FINAL COMPLETION, STORM SEWERS, CULVERTS & PAVEMENT ARE TO BE CLEANED OF DEBRIS AND SEDIMENT.

11. NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E.

DESCRIPTION OF CONTROLS

EROSION AND SEDIMENT CONTROL:
1. SILT FENCE
2. WOOD EXCELSIOR LOG / INLET PROTECTION
3. GRAVEL FILTER BAGS AS NEEDED

INSTALL EROSION & SEDIMENT CONTROL DEVICES PER NOTES & DETAILS HEREON.

SEDIMENT MUST BE REMOVED FROM SEDIMENT CONTROL DEVICES PRIOR TO SEDIMENT REACHING 1/2 THE HEIGHT OF THE DEVICE OR STRUCTURE.

IF SEDIMENT ESCAPES FROM THE SITE AREA, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY TO MINIMIZE FURTHER NEGATIVE EFFECTS, AND WHENEVER FEASIBLE, PRIOR TO THE NEXT RAIN EVENT.

STABILIZATION PRACTICES:
TEMPORARY STABILIZATION: ALL STOCKPILED AND OTHER DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 21 DAYS WILL BE SEEDED FOR STABILIZATION NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION: ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE SEEDED OR HYDROMULCH SEEDED (AS PER PLAN) FOR PERMANENT EROSION CONTROL NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN ACCORDANCE WITH TXDOT 162/164. PRIOR TO FINAL REVEGETATION, CONTRACTOR IS TO REPLACE TOPSOIL TO A DEPTH OF 6". TOPSOIL IS TO BE DISKED TO A DEPTH OF AT LEAST 4" AND LIGHTLY COMPACTED.

RE-VEGETATION AND VEGETATION OPTIONS:
1) HYDROMULCH
GRASS SEED MIX TO BE AS SPECIFIED BELOW. PRIOR TO HYDROMULCH OPERATIONS, CONTRACTOR TO REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6" INCLUDING WITHIN DITCH SECTIONS. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL BE AS SHOWN ON PLANS. HYDROMULCH TO BE INSTALLED PER TXDOT ITEM 164. WOOD EXCELSIOR BLANKET TO MEET TXDOT ITEM 169, CLASS 2, REQUIREMENTS.

SEED MIX: SUMMER - HULLED COMMON BERMUDA GRASS, MIN. 85% PURE LIVE SEED @ 90 lbs. PER ACRE.
WINTER - UNHULLED COMMON BERMUDA GRASS, MIN. 85% PURE LIVE SEED @ 90 lbs. PER 1000 SF. ANNUAL RYE GRASS, MIN. 85% PURE LIVE SEED @ 180 lbs. PER ACRE.

FERTILIZER: 3-1-2 RATIO FERTILIZER W/ SULFUR & TRACE ELEMENTS @ 350 lbs PER ACRE.

HYDROMULCH TO BE "EXCEL FIBERMULCH II W/ TACKIFIER - APPLICATION RATE OF 2500 LBS/ACRE. GRASS SEED AND FERTILIZER INCORPORATED INTO SLURRY.

CONTRACTOR IS RESPONSIBLE FOR WATERING, MAINTENANCE AND ESTABLISHMENT OF GRASS FOR A PERIOD OF 90 DAYS AFTER FINAL REVEGETATION APPLICATION FOR PERMANENT EROSION CONTROL. CONTRACTOR IS TO GUARANTEE ALL PLANTED MATERIAL GROWTH AND COVERAGE FOR A PERIOD OF 6 MONTHS. GROWTH AND COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SQUARE FEET.

—PROVIDE A SECOND APPLICATION OF SPECIFIED SOD OR HYDROMULCH SEEDING (AS PER PLAN) TO BARE AREAS NOT MEETING SPECIFIED COVERAGE - TO BE PERFORMED WITHIN 60 DAYS OF INITIAL APPLICATION AND IMMEDIATELY UPON NOTIFICATION BY THE ENGINEER TO REPLANT.

STRUCTURAL CONTROL PRACTICES:
TEMPORARY EROSION CONTROLS TO INCLUDE INSTALLATION OF SILT FENCE, GRAVEL FILTER BAGS, CONSTRUCTION ENTRANCE(S), AND OTHER NECESSARY BMPs. CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO DOWNSTREAM AREAS AND IS RESPONSIBLE FOR CLEANUP AND RESTORATION IF SUCH OCCUR.

SILT FENCE TO BE INSTALLED PER DETAIL AT TOE OF DOWNHILL SLOPES/STOCKPILES AND PERIMETER OF CONSTRUCTION AREA AS SHOWN ON PLAN. HAY BALE CHECK STRUCTURES ARE TO BE INSTALLED AT MAXIMUM 150' INTERVALS.

ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED UNTIL ESTABLISHMENT OF GRASS OCCURS.

WASTE MATERIALS:
ALL WASTE MATERIALS ARE TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED AND DISPOSED OF OFF-SITE. NO ON-SITE BURYING OF WASTE MATERIALS IS ALLOWED. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL GATHER AND COLLECT ALL RUBBISH AND DEBRIS AND STORE IN AN ACCEPTABLE MANNER WHICH PREVENTS MATERIALS FROM BEING BLOWN OR OTHERWISE REDISTRIBUTED ACROSS THE SITE OR ADJACENT LANDS OR WATER COURSES.

HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF AS PER LOCAL OR STATE REGULATIONS AND IN ACCORDANCE WITH MFR'S SPECIFICATIONS.

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TEXAS FIRM REGISTRATION NUMBERS:
ENGINEERING F-2214 & SURVEYING 100410-00

EROSION CONTROL PLAN

SCARMARDO FOODS

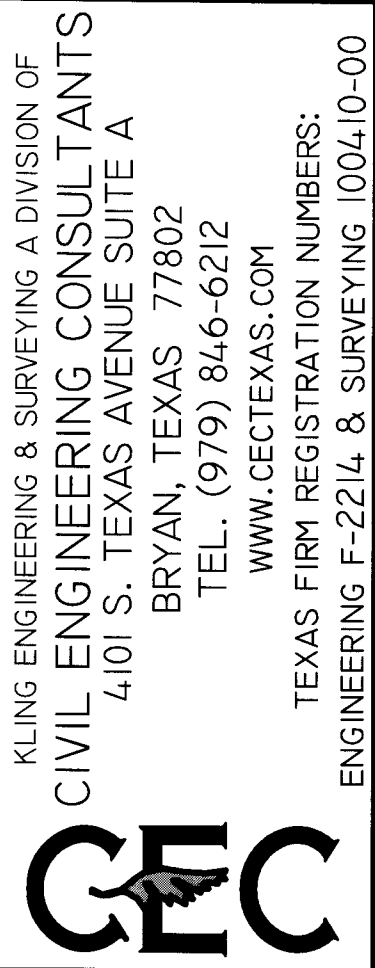
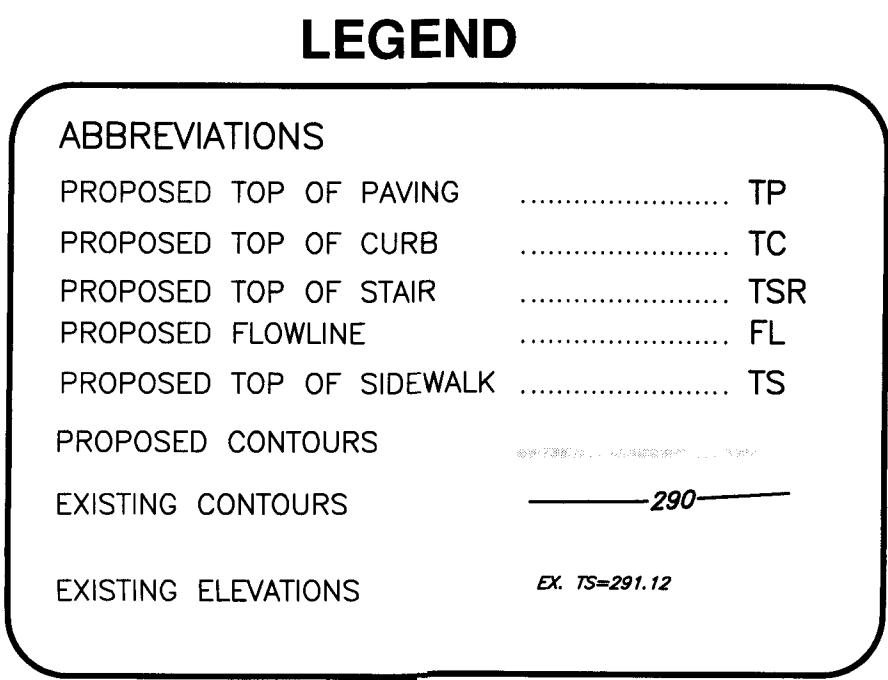
BUILDING EXPANSION

BRYAN, BRAZOS COUNTY, TEXAS

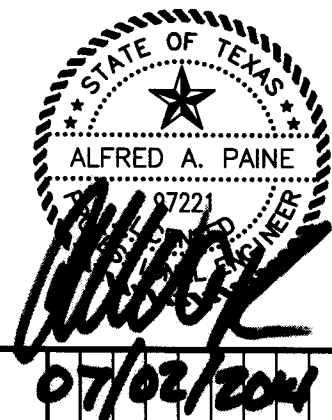
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DATE	DESCRIPTION
07/22/14	REVISED PER SDRC COMMENTS #1

SCALE: 1"=40'
DRAWN BY: AAP
APPROVED BY: AAP
DATE: 06/24/14
FILE: C2.1

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GRADING PLAN
SCARMARDO FOODS
BUILDING EXPANSION
BRYAN, BRAZOS COUNTY, TEXAS

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SHEET
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